

TRANSFER  
TAX  
PAID

WARRANTY DEED

**SHORES ROAD DEVELOPMENT, LLC**, a Maine Limited Liability Company, whose mailing address is 25 Pearl Street, Portland, ME 04101, grants to **CARROLL AND CARLENE SHORES**, of Oakland, County of Kennebec, State of Maine, with warranty covenants, as joint tenants, a certain lot or parcel of land situated on the southeasterly side of the Shores Road in Waterville, Kennebec County, State of Maine, described as follows:

Beginning at a point on the apparent southeasterly side of the Shores Road at the southwesterly corner of land now or formerly of Clair Cotta and Blanche Cotta as recorded in the Kennebec County Registry of Deeds in Book 1133, Page 58. Thence by the following courses and distances:

1. S 78° 28' 00" E along the southeasterly line of the land of said Cotta a distance of Five Hundred Ninety and 84/100ths (590.84) feet to a point;
2. S 79° 25' 45" E along the southeasterly line of the land of said Cotta and land now or formerly of the Dead River Company as recorded in said Registry in Book 1444, Page 651 a distance of Three Hundred Seventy-five and 86/100ths (375.86) feet to a point and the northwesterly side of the southbound lane of Interstate #95;
3. Southwesterly along the northwesterly side of the southbound lane of Interstate #95 following a curve to the right with a radius of Eleven Thousand Three Hundred Thirty-four and 16/100ths (11334.16) feet an arc distance of One Hundred One and 91/100ths (101.91) feet to a highway monument. The chord of the above described curve is S 26° 25' 27" W a distance of One Hundred One and 91/100ths (101.91) feet;
4. Southwesterly along the northwesterly side of the southbound lane of Interstate #95 following a curve to the right with a radius of Eleven Thousand Three Hundred Thirty-four and 16/100ths (11334.16) feet an arc distance of Eight Hundred Sixty-eight and 83/100ths (868.83) feet to a highway monument. The chord of the above described curve is S 28° 58' 01" W a distance of Eight Hundred Sixty-eight and 62/100ths (868.62) feet;
5. S 31° 09' 47" W along the northwesterly side of the southbound lane of Interstate #95 a distance of Five Hundred Eighty and 57/100ths (580.57) feet to a point;
6. N 72° 16' 59" W a distance of One Thousand Seventy-one and 88/100ths (1071.88) feet to a point and the apparent southeasterly sideline of the Shores Road;
7. N 32° 46' 0" E along the apparent southeasterly sideline of the Shores Road a distance of Two Hundred Eighty-eight and 60/100ths (288.60) feet to a point;

Received Kennebec SS.  
10/28/2009 9:53AM  
# Pages 3 Attest:  
RENEE L. BUSTIN-ANTHEAUX  
REGISTER OF DEEDS

35-15

③ Weeks & Hutchins, LLC, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

8. N 34° 15' 30" E along the apparent southeasterly sideline of the Shores Road a distance of Seven Hundred Forty-six and 12/100ths (746.12) feet to a point;
9. N 36° 43' 13" E along the apparent southeasterly sideline of the Shores Road a distance of Three Hundred Ninety-seven and 71/100ths (397.71) feet to a point;
10. N 39° 13' 20" E along the apparent southeasterly sideline of the Shores Road a distance of Thirty-nine and 71/100ths (39.71) feet to the point of beginning.

Excepting from the above described parcel:

1. Land now or formerly of Bruce Giroux and Marc Giroux as recorded in said Registry in Book 7730, Page 42.
2. Land now or formerly of Shanon Dixon as recorded in said Registry in Book 6936, Page 64.
3. Land now or formerly of Jeffrey Turlo as recorded in said Registry in Book 8516, Page 289.
4. Land now or formerly of the Principato Living Trust as recorded in said Registry in Book 4225, Page 330.
5. Land now or formerly of Brian Shores as recorded in said Registry in Book 2772, Page 42.
6. Lot 1, as depicted on a Subdivision Plan entitled "Shores Road Development", which Plan is dated March 30, 2007 and which Plan was recorded on May 16, 2007 in the Kennebec Registry Plan File 2007-0083 to which reference may be had for a more particular description.


Subject to changes in the legal description resulting from Boundary Agreements between Green Diamond, LLC, and Principato Living Trust found at Books 9302, Page 316 and 9304, Page 71.

Subject to the Declaration of restrictions as recorded in said Registry in Book 9671, Page 33.

Being the same premises conveyed from Green Diamond, LLC, to Shores Road Development, LLC, by deed dated March 14, 2008, and recorded March 17, 2008, in the Kennebec County Registry of Deeds in Book 9667, Page 139.

WITNESS my hand and seal this 31 day of July, 2009.

SHORES ROAD DEVELOPMENT, LLC


  
By: Scott Holman

STATE OF MAINE  
KENNEBEC, SS

July 31, 2009

Then personally appeared the above named Scott Halunier in his/her said capacity as Member of Shores Road Development, LLC, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of said Shores Road Development, LLC.

Before me,

  
Notary Public/Attorney at Law

**STEVEN D. MATTHEWS**  
Notary Public, Maine  
My Commission Expires  
July 1, 2013

SEAL